

**ALEXANDRIA TOWNSHIP COMMITTEE SPECIAL MEETING  
MINUTES**

**December 2, 2013**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, ([www.alexandria-nj.us](http://www.alexandria-nj.us)) as required by the Open Public Meetings Act. Meeting Called to order at 7:05PM.

**ROLL CALL:** Committeeman Swift, Committeeman Abraham, and Mayor Plumer were present.

**FLAG SALUTE:**

**OLD BUSINESS:**

- **2<sup>nd</sup> Reading** of Ordinance 2013-12

AUTHORIZING THE ACQUISITION AND ACCEPTANCE OF DEED RESTRICTION ON A CERTAIN REAL PROPERTY KNOWN AS BLOCK 18, LOT 9.06 IN THE TOWNSHIP OF ALEXANDRIA FROM ADTI HOUSING CORP./ALTERNATIVES, INC. FOR AFFORDABLE HOUSING PURPOSES- Mayor Plumer noted that with the adoption of this Ordinance the Township will acquire 4 units at \$25,000.00 a unit. Comm. Abraham made a motion, seconded by Comm. Swift to open public hearing for Ordinance 2013-012. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. **Public Comment:** None. Comm. Abraham made a motion, seconded by Comm. Swift to close the public hearing. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. Comm. Abraham made a motion, seconded by Comm. Swift to approve Ordinance 2013-012 on second reading. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.

AN ORDINANCE AUTHORIZING THE ACQUISITION AND ACCEPTANCE OF A  
DEED RESTRICTION ON CERTAIN REAL PROPERTY KNOWN AS BLOCK 18 , LOT 9.06  
IN THE TOWNSHIP OF ALEXANDRIA FROM ADTI HOUSING CORP./ALTERNATIVES,  
INC. FOR  
AFFORDABLE HOUSING PURPOSES

**2013-012**

WHEREAS, there exists certain real property known as Block 18 , Lot 9.06 on the official tax map of the Township of Alexandria and located at 46 Kappus Road (hereinafter the "Property" which is under contract for purchase by ADTI Housing Corp./Alternatives, Inc. (hereinafter "Alternatives, Inc." or "Housing Provider") for use as a four person residence for persons with developmental disabilities; and

WHEREAS, the Township of Alexandria (hereinafter "Township") has been requested by Alternatives, Inc. to contribute \$100,000 toward the purchase for which the Housing Provider will provide a deed restriction dedicating the property for affordable housing purposes, in order to assist the Township in meeting its affordable housing obligations in accordance with N.J. Council on Affordable Housing ("COAH") and the New Jersey Housing Mortgage and Finance

Agency's Special Needs Housing Loan Partnership Program's ("NJ HMFA SNHLPP") rules and regulations,

WHEREAS, the Township is authorized pursuant to N.J.S.A. 40A:12-1 et seq. to acquire easements and deed restrictions on the Property for public purposes; and

WHEREAS, providing opportunities for affordable housing within the state is a long-recognized public purpose; and

WHEREAS, the Township's contribution shall be conditioned on the successful adoption of a funding ordinance providing for the contribution; and

WHEREAS, satisfactory forms of the deed restriction and affordable housing agreement from the owner of the Property shall be submitted to the Township prior to closing of title and thereafter recorded simultaneously therewith.

BE IT ORDAINED by the Township Committee of the Township of Alexandria in the County of Hunterdon and State of New Jersey, as follows:

Section One. The Township is authorized to acquire and accept a deed restriction on Block 18, Lot 9.06 in the Township (46 Kappus Road) from ADTI Housing Corp/Alternatives, Inc., its successors and/or assigns, such deed restriction to restrict the property for affordable housing purposes, for a minimum of thirty years, or as may be provided, in accordance with the N.J. Council on Affordable Housing rules, NJHMFA Uniform Housing Affordability Controls, the New Jersey Housing Mortgage and Finance Agency's Special Needs Housing Loan Partnership Program's rules and regulations or a lesser term than 30 years as may be provided through an operating contract with the NJ Department of Human Services, Division of Developmental Disabilities.

Section Two. The Mayor, Deputy Mayor, Clerk and Township Attorney of the Township are hereby authorized and directed to take all reasonable, necessary and lawful steps including execution of any and all necessary documents, toward the acquisition of the aforesaid said affordable housing deed restriction on the Property, in the manner and subject to the terms and conditions specified above, and are further authorized and directed to make payment to the Housing Provider, at the time of closing on the Property and provided the necessary ordinance has been adopted authorizing the funding.

Section Three. All ordinances or parts of ordinances deemed to be inconsistent with this Ordinance are hereby repealed.

Section Four. This Ordinance shall become effective immediately upon final adoption and publication in accordance with the laws of the State of New Jersey.

**ATTEST:**

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Michele Bobrowski,  
Township Clerk

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Gabriel C. Plumer, Mayor

First Reading: 11/13/2013

Publication: 11/21/2013

Second Reading: 12/2/2013

Publication: 12/5/2013

- **2<sup>nd</sup> Reading** of Ordinance 2013-010  
BOND ORDINANCE PROVIDING FOR THE FUNDING OF A CONTRIBUTION AGREEMENT BETWEEN THE TOWNSHIP OF ALEXANDRIA AND ADTI HOUSING CORP./ALTERNATIVES, INC., IN PARTIAL SATISFACTION OF TOWNSHIP COAH REQUIREMENTS, FOR THE ESTABLISHMENT OF A SPECIAL NEEDS GROUP HOME TO BE LOCATED AT 46 KAPPUS ROAD, IN AND BY THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$102,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$96,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF-

Comm. Swift made a motion, seconded by Comm. Abraham to open public hearing for Ordinance 2013-010. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. **Public Comment:** None. Comm. Abraham made a motion, seconded by Comm. Swift to close the public hearing. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. Comm. Abraham made a motion, seconded by Comm. Swift to approve Ordinance 2013-010 on second reading. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.

**BOND ORDINANCE PROVIDING FOR THE FUNDING OF A CONTRIBUTION AGREEMENT BETWEEN THE TOWNSHIP OF ALEXANDRIA AND ADTI HOUSING CORP./ALTERNATIVES, INC., IN PARTIAL SATISFACTION OF TOWNSHIP COAH REQUIREMENTS, FOR THE ESTABLISHMENT OF A SPECIAL NEEDS GROUP HOME TO BE LOCATED AT 46 KAPPUS ROAD, IN AND BY THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, NEW JERSEY, APPROPRIATING \$102,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$96,750 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF**

## **ORDINANCE # 2013-10**

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, NEW JERSEY** (not less than two-thirds of all members thereof affirmatively concurring) **AS FOLLOWS:**

Section 1. The improvement described in Section 3 of this bond ordinance is hereby authorized to be undertaken by the Township of Alexandria, New Jersey (the "Township") as a general improvement. For the improvement or purpose described Section 3, there is hereby appropriated the sum of \$102,000, including the sum of \$5,250 as the down payment required by the Local Bond Law. The down payment is now available by virtue of provision for down payment or for capital improvement purposes in one or more previously adopted budgets.

Section 2. In order to finance the cost of the improvement or purpose not covered by application of the down payment, negotiable bonds are hereby authorized to be issued in the principal amount of \$96,750 pursuant to the Local Bond Law. In anticipation of the issuance of the bonds, negotiable bond anticipation notes are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

Section 3. (a) The improvement hereby authorized and the purpose for the financing of which the bonds are to be issued is the funding of a contribution agreement between the Township and ADTI Housing Corp./Alternatives, Inc., in partial satisfaction of Township COAH requirements, for the establishment of a Special Needs Group Home to be located at 46 Kappus Road (Block 18, Lot 9.06 on the Official Alexandria Township Tax Map) and made subject to a deed restriction to be conveyed to the Township for affordable housing purposes, in accordance with, and as approved by, the New Jersey Council on Affordable Housing and its rules and regulations pertaining thereto.

(b) The estimated maximum amount of bonds or notes to be issued for the improvement or purpose is as stated in Section 2 hereof.

(c) The estimated cost of the improvement or purpose is equal to the amount of the appropriation herein made therefor.

Section 4. All bond anticipation notes issued hereunder shall mature at such times as may be determined by the chief financial officer; provided that no note shall mature later than one year from its date. The notes shall bear interest at such rate or rates and be in such form as may be determined by the chief financial officer. The chief financial officer shall determine all matters in connection with notes issued pursuant to this ordinance, and the chief financial officer's signature upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time subject to the provisions of the Local Bond Law. The chief financial officer is hereby authorized to sell part or all of the notes from time to time at

public or private sale and to deliver them to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their dates to the date of delivery thereof. The chief financial officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the notes sold, the price obtained and the name of the purchaser.

Section 5. The Township hereby certifies that it has adopted a capital budget or a temporary capital budget, as applicable. The capital or temporary capital budget of the Township is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency herewith. To the extent that the purposes authorized herein are inconsistent with the adopted capital or temporary capital budget, a revised capital or temporary capital budget has been filed with the Division of Local Government Services.

Section 6. The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense. It is an improvement or purpose that the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefitted thereby.

(b) The period of usefulness of the improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the bonds authorized by this ordinance, is 10 years.

(c) The Supplemental Debt Statement required by the Local Bond Law has been duly prepared and filed in the office of the Clerk, and a complete executed duplicate thereof has been filed in the office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. Such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds and notes provided in this bond ordinance by \$96,750, and the obligations authorized herein will be within all debt limitations prescribed by that Law.

(d) An aggregate amount not exceeding \$2,000 for items of expense listed in and permitted under N.J.S.A. 40A:2-20 is included in the estimated cost indicated herein for the purpose or improvement.

Section 7. Any grant moneys received for the purpose described in Section 3 hereof shall be applied either to direct payment of the cost of the improvement or to payment of the obligations issued pursuant to this ordinance. The amount of obligations authorized but not issued hereunder shall be reduced to the extent that such funds are so used.

Section 8. The chief financial officer of the Township is hereby authorized to prepare and to update from time to time as necessary a financial disclosure document to be distributed in connection with the sale of obligations of the Township and to execute such disclosure document on behalf of the Township. The chief financial officer is further authorized to enter into the appropriate undertaking to provide secondary market disclosure on behalf of the Township pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") for the benefit of holders and beneficial owners of obligations of the Township and to amend such undertaking from time to time in connection with any change in law, or interpretation thereof, provided such undertaking is and continues to be, in the opinion of a nationally recognized bond counsel, consistent with the requirements of the Rule. In the event that the Township fails to comply with its undertaking, the Township shall not be liable for any monetary damages, and the remedy shall be limited to specific performance of the undertaking.

Section 9. The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the obligations authorized by this bond ordinance. The obligations shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy ad valorem taxes upon all the taxable real property within the Township for the payment of the obligations and the interest thereon without limitation of rate or amount.

Section 10. This bond ordinance shall take effect 20 days after the first publication thereof after final adoption, as provided by the Local Bond Law.

**ATTEST:**

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Michele Bobrowski,  
Township Clerk

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Gabriel C. Plumer, Mayor

First Reading: 11/13/2013

Publication: 11/22/2013

Second Reading: 12/2/2013

Publication: 12/5/2013

- **2<sup>nd</sup> Reading** of Ordinance 2013-11  
BOND ORDINANCE PROVIDING FOR THE CONSTRUCTION OF A NEW MUNICIPAL BUILDING ON LAND CURRENTLY OWNED, BY AND IN THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, STATE OF NEW JERSEY; APPROPRIATING \$1,700,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,460,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Mayor Plumer noted that the Township is in dire need to move due to incidents that have occurred at the current municipal office location. A log has been kept since June 2012 with over 100 different issues that have occurred at the offices. Such incidents are mice infestation, a hole in the window of the Clerk's office since July that hasn't been repaired, sporadic heat and unknown odors in the building. POSHA has been contacted several times to come out and monitor the air quality. They recommended a fix for the landlord to implement in terms of a design and the landlord has chosen not to do that. The Township has looked into several options regarding the moving of the Municipal Office. The Town did Request for Proposal's in the spring for the cheapest alternative which was to move into a leased building with the option to buy. The Township issued bid specs for that and the Township received two bids. The bids were rejected by the Committee and the Committee wanted to explore other options that could potentially be a cheaper and cost effective solution. The Township looked into existing properties that the Township owned. The Committee began to focus on what is known as the Pepe property. The Township recently acquired this property at 257 Hickory Corner Road in May of this year. The property is adjacent to the Municipal Garage. Sometime in the summer the Township Committee was approached by the School Board with the idea of sharing a wing of the Lester D. Wilson School. When the Township received the costs back from the Township Engineer to upgrade the building to current codes the cost came out to be approximately \$775,000.00. With this situation the Township would lease a wing of the school for ten years and be guaranteed five years. Paying costs in excess of \$775,000.00 with only a guarantee of five years didn't make sense to the Committee when the Township had the option to build at the Pepe property. The Township Engineer produced a sketch of the site and worst case scenario costs. The Township Committee took that cost estimate and decided to move forward with a pre-fab building as the Township's approach to that particular site.

Mayor Plumer read a proposed timeline done by Township Engineer, Ralph Runge. The time line is as follows:

- 1.) Hatch Mott MacDonald is currently finalizing an environmental study of the proposed site and that is expected to be done in the next few weeks;

- 2.) Beginning/Mid-January, the Township will know if a DEP permit will be required per Hatch Mott MacDonald;
- 3.) End of January a site plan to be completed by Ralph Runge, Township Engineer (Note: Site plan needs to be complete prior to bids going out & DEP permits can take a minimum of 90 days);
- \*Prior to Site work beginning DPW needs to demo house and any other additional buildings on the property. Demo can commence at any time with Committee approval. Demo is a 2-3 day process.
- \* Once Site Plan has been completed DPW can proceed with Detention Basin, Rough Grading & Pad- Will take approx. 2/3 weeks & once DEP permits obtained
- 4.) Notice of Bids to be done beginning/mid- February with a 45 day window for potential bidders to return bids;
- 5.) Pre-Bid Meeting to occur 2/3 weeks after bids go out- mid/late February (Note: School to be contacted as to meeting date availability);
- 6.) Bids to be opened mid-March (Note: Once awarded to a builder Township will meet with them and address floor plans. Town has 60 days to award but it can be done as soon as next Committee meeting.);
- 7.) Possibly beginning of May with Order to Proceed-If DEP permits are OK;
- 8.) 120 Days for Construction
- 9.) Projected move in of September 2014

This timeline is a reflection of the decades the Township has looked into building a municipal building. The School Board Administration will not allow the Township or other outside organizations to utilize the library or use of the school while it's not open effective the first of the year. The Township needs to find a new meeting space for the summer months. The Bond being authorized tonight is so that the site plan can continue as well as professional services. The Committee has looked into every possible scenario and spent countless hours in examining every option available to the Township.

Comm. Abraham noted that he has been involved in the municipal building process for a while. Former Township Committees have been looking into this process since 1989. The Township has made the best decisions it could in the past as they were presented at the time due to different circumstances and financial conditions. The current Township situation is no longer sustainable which makes it important to move in due haste. Comm. Abraham has been involved for the past ten years in the possible construction of a municipal building. Comm. Abraham explained to the public that one of things in the budget for 2013 was that the Township budgeted \$64,000.00 so it could enter into a lease purchase option. When CFO Rees was at a meeting in August he did a rough analysis of a \$2,000,000.00 bond estimate with a 30 year pay back at the current interest rates and the tax impact was the same as the budgeted \$64,000.00 the Township rolled into the 2013 budget. The Township will make sure there is minimal impact on taxes. The proposed building has been cut down to size. In 2004, the Township



was looking at a 5000 sq. ft. stick built construction. The Township Committee today is looking at a 3,000 sq. ft., modular structure.

Comm. Swift noted that Alexandria Township is one of the last municipalities to have a municipal building. Based on the School Board Administration not allowing the Township to use the school and the current lease situation Comm. Swift would like to move forward with the construction of a municipal building. .

Comm. Abraham made a motion, seconded by Comm. Swift to open public hearing for Ordinance 2013-012. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. **Public Comment:**

Resident Bill Benz of Rapp Road understands the issues that the Township is experiencing. Mr. Benz hopes that the lease purchase arrangement and building our own municipal building will be budget neutral. Mr. Benz has concerns about DPW issues that have occurred in Franklin Township and as a resident is concerned that those same issues don't happen here. The Committee explained that majority of this building will be factory ready such as electric, plumbing, and building related items. DPW Foreman, Glenn Griffith will be the site manager of the project. The Township is going for a prefab building to negate possible risks that could occur. The DPW staff will be doing the site work.

Resident, Linda Castner would like the Committee to revisit renovating the park barn. Mrs. Casnter would also like to see comparison costs for the park barn and a pre-fab municipal building. Comm. Abraham noted that he led the Ad Hoc Committee to build a Municipal Building from 2004-2007. The Ad Hoc Committee looked into a number of options. One of those options was to use the park barn. The barn was evaluated by an Architect and builders who were on the Ad Hoc Committee. The whole barn needed to be brought up to current standards. The costs to renovate the barn in 2004 far exceeded the cost to build a pre-fab building at today's costs. Mrs. Castner feels that the Committee can't go wrong in doing a feasibility study with real numbers and with expertise.

Resident, Ellen Kluber questioned why an Ad Hoc Committee hasn't been done and where plans are for the proposed building. The Township Committee is not in favor of another Ad Hoc Committee because it doesn't produce anything. The last Ad Hoc Committee took over three years, meeting once a month for

three years and still never moved forward. No drawings are available because none exist. The drawings will be part of the bid. The bidder will need to provide the plans and the bid spec provides the details of the bid.

Resident, Bill Fritsche is concerned that the DPW can't handle the work that will be involved and it will take them away from their regular duties. Mr. Fritsche is concerned about issues with the DEP and the lack of expertise in reviewing the construction costs by those in the Township. Mr. Fritsche feels that the Township has not done enough to inform the residents nor have they discussed the proposed construction enough. He has come to every Township meeting and has never seen it on the Agenda or read about it in the minutes.

Resident, Stu Hutcheson commended the Committee for all their hard work on this matter. He has been to all the Township meetings and has been present when discussions ensued regarding the proposed municipal building.

Resident, Judy Tucker has come to the Township meetings and has seen the proposed Municipal Building on the agenda and the matter has been discussed at the meetings. Mrs. Tucker believes the Township is doing what it can to let the residents know what is going on with the proposed construction of the municipal building. Mrs. Tucker indicated to Mr. Fritsche that he may have missed some of the municipal discussions that have occurred at the meetings because he comes to the meetings later due to the fact that Open Space Committee meetings are the same night as the Township Committee meetings.

Resident, Curtis Schick noted he has been an advocate to put the building at the Pepe property. In the past, the Township didn't have storm water management rules of 300 ft. buffers that we have now. Mr. Schick is concerned about lack of parking, drainage, and the Pepe property lacks infrastructure. Mr. Schick believes the park has the infrastructure and constructing a building by the park building may be the best cost effective measure. The Committee noted that no matter where a building gets placed whether it's on the Pepe property or at the park it's within the 300 ft. buffer requirements set by the DEP. No matter where the Township builds, the DEP permits will be required.

Resident, Andrew Neibuhr agrees with the proposal of Mr. Schick. Mr. Neibuhr noted that everyone wants to save the barn.

Mr. Neibuhr would like the Township to reexamine renovating the park barn or building near it.

Resident, Tony Tavera agrees with Andrew Neibuhr on utilizing the park barn.

The Committee noted that the park barn is 20 x 70 but not all of it is useable space. In that space, the Township can't operate as we currently do. In 2004, renovating the park barn to accommodate municipal offices was the first option and was rejected because it wasn't the best option. The building site at the Pepe property is expandable; no one knows the future of a possible court re-location in the future. If the park barn is used there is a potential that a court can be at the park.

Resident Judy Tucker noted that people were upset about the Township utilizing the school and using the park as a potential expansion of a court can also be a hot button.

Resident, Ellen Kluber noted that in 2004 the Ad Hoc Committee looked at putting up a separate building at the park and feels the Township can't compare costs and locations because now we are discussing using the park barn. Mrs. Kluber is concerned about when the DPW gets a new building and a recycling center is built there will not be enough room at the proposed location. The Committee informed Mrs. Kluber that the Township Engineer, Ralph Runge drew up a plan showing the flow of a recycling center, placing all the buildings such as a 4000 sq. ft. municipal building, and a new DPW garage at the proposed site. The plan was presented at previous meetings for the public to look at. A description of the layout was explained.

Resident, Peter Kluber noted that the existing park building won't have any practical use. Comm. Abraham noted that there are meetings currently held at the park barn, the Milford Fire Dept. uses it for fire drills, and it is used for refreshments for AEA events. The electrical bill is \$35.00 a month. Park & Rec will be charging a heat cost to use the building this winter. AEA has made a commitment to raise funds to offset the costs incurred to keep the building maintenance up. The Township Committee is budgeting \$10,000.00 a year for the next ten years so that enough funds will be available to demo the park barn in ten years if Park & Rec and AEA are not able to raise funds to support its continued use.

Resident, Bart Cocchiola supported putting the municipal offices at the school because he thought it was a good long term investment. Mr. Cocchiola feels building a new building has a zero term on investment. Mr. Cocchiola believes that using the park barn would be a better investment.

The Township Committee noted that having a municipal building close to the DPW would be efficient for all the employees and residents. It makes sense to keep everything together.

Resident, Tom Aversa wanted to address the public as a professional first by saying that he has been part of the barn community for many years, has never asked for money for his services such as repairs he has made to the barn which include but aren't limited to replacing windows and lolly columns. He has cut into all areas of the barn and has opened up sections of walls with nothing in them. Mr. Aversa believes that once you get started remodeling the barn there will be endless repairs. The barn represents the equestrian families as the park represents lacrosse families, baseball families, etc. Remodeling the building means new plumbing, new electric, elevators, etc. Mr. Aversa isn't crazy about putting a municipal building at the Pepe property but the possibility of a court in the future being at the park he is against. Mr. Aversa commends the DPW for their work at the park barn. The savings using the DPW would be tremendous.

Mayor Plumer noted that this topic is a very emotional topic. Mayor Plumer is grateful to be a part of the community and is happy to see the residents come out to the meetings and express their opinions and he values those opinions. Alexandria Township will always be his home and he is grateful to each and everyone that came out tonight. The Committee informed the public that the bond can be cancelled out at anytime and bids can be cancelled if bids are too high. Comm. Swift made a motion, seconded by Comm. Abraham to close the public hearing. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes. Comm. Abraham made a motion, seconded by Comm. Swift to approve Ordinance 2013-011 on second reading. **Roll Call:** Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes

**TOWNSHIP OF ALEXANDRIA  
HUNTERDON COUNTY, NEW JERSEY**

**BOND ORDINANCE NUMBER 2013-011**

**BOND ORDINANCE PROVIDING FOR THE  
CONSTRUCTION OF A NEW MUNICIPAL BUILDING  
ON LAND CURRENTLY OWNED, BY AND IN THE  
TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY;  
APPROPRIATING \$1,700,000 THEREFOR AND  
AUTHORIZING THE ISSUANCE OF \$1,460,000  
BONDS OR NOTES OF THE TOWNSHIP TO  
FINANCE PART OF THE COST THEREOF**

**BE IT ORDAINED AND ENACTED BY THE TOWNSHIP COMMITTEE OF  
THE TOWNSHIP OF ALEXANDRIA, IN THE COUNTY OF HUNTERDON, STATE  
OF NEW JERSEY** (not less than two-thirds of all members thereof affirmatively  
concurring) **AS FOLLOWS:**

**SECTION 1.** The improvement or purpose described in Section 3 of this bond ordinance is hereby authorized as a general improvement or purpose to be undertaken by the Township of Alexandria, in the County of Hunterdon, State of New Jersey (the "Township"). For the said improvement or purpose stated in Section 3, there is hereby appropriated the sum of \$1,700,000, which sum includes (a) a \$155,000 cash contribution from available capital surplus, and (b) \$85,000 as the amount of cash down payment for said improvement or purpose required by the Local Bond Law, N.J.S.A. 40A:2-1 et seq. (the "Local Bond Law"). Said cash down payment is now available by virtue of a provision or provisions in a previously adopted budget or budgets of the Township for down payment or for capital improvement purposes, and by permitted emergency appropriation.

**SECTION 2.** For the financing of said improvement or purpose described in Section 3 hereof and to meet the part of said \$1,700,000 appropriation not provided for by application hereunder of said down payment, negotiable bonds of the

Township are hereby authorized to be issued in the principal amount of \$1,460,000 pursuant to the Local Bond Law. In anticipation of the issuance of said bonds and to temporarily finance said improvement or purpose, negotiable notes of the Township in a principal amount not exceeding \$1,460,000 are hereby authorized to be issued pursuant to and within the limitations prescribed by the Local Bond Law.

**SECTION 3.** (a) The improvement hereby authorized and purpose for the financing of which said bonds or notes are to be issued is the construction of a new Municipal Building on land owned by the Township and located at 257 Hickory Corner Road (Block 7, Lot 23 on the Official Alexandria Township Tax Map), including, all site and other work, materials, equipment, furnishings, labor and appurtenances necessary therefor or incidental thereto.

(b) The estimated maximum amount of bonds or notes to be issued for said improvement or purpose is \$1,460,000.

(c) The estimated cost of said improvement or purpose is \$1,700,000, the excess thereof over the said estimated maximum amount of bonds or notes to be issued therefor is the cash down payment for said improvement or purpose in the amount of \$85,000 and the cash transfer from available capital surplus in the amount of \$155,000.

**SECTION 4.** In the event the United States of America, the State of New Jersey, and/or the County of Hunterdon make a contribution or grant in aid to the Township, for the improvement and purpose authorized hereby and the same shall be received by the Township prior to the issuance of the bonds or notes authorized in Section 2 hereof, then the amount of such bonds or notes to be issued shall be

reduced by the amount so received from the United States of America, the State of New Jersey and/or the County of Hunterdon. In the event, however, that any amount so contributed or granted by the United States of America, the State of New Jersey and/or the County of Hunterdon, shall be received by the Township after the issuance of the bonds or notes authorized in Section 2 hereof, then such funds shall be applied to the payment of the bonds or notes so issued and shall be used for no other purpose. This Section 4 shall not apply, however, with respect to any contribution or grant in aid received by the Township as a result of using funds from this bond ordinance as "matching local funds" to receive such contribution or grant in aid.

**SECTION 5.** All bond anticipation notes issued hereunder shall mature at such times as may be determined by the Chief Financial Officer of the Township, provided that no note shall mature later than one (1) year from its date or otherwise authorized by the Local Bond Law. The notes shall bear interest at such rate or rates and be in such form as may be determined by the Chief Financial Officer. The Chief Financial Officer shall determine all matters in connection with the notes issued pursuant to this bond ordinance, and the signature of the Chief Financial Officer upon the notes shall be conclusive evidence as to all such determinations. All notes issued hereunder may be renewed from time to time in accordance with the provisions of the Local Bond Law. The Chief Financial Officer is hereby authorized to sell part or all of the notes from time to time at public or private sale and to deliver them to the purchaser thereof upon receipt of payment of the purchase price and accrued interest thereon from their dates to the date of delivery

thereof. The Chief Financial Officer is directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the notes pursuant to this bond ordinance is made. Such report must include the principal amount, the description, the interest rate, and the maturity schedule of the notes so sold, the price obtained and the name of the purchaser.

**SECTION 6.** The Capital Budget of the Township is hereby amended to conform with the provisions of this bond ordinance to the extent of any inconsistency herewith. In the event of any such inconsistency, a resolution in the form promulgated by the Local Finance Board showing full detail of the amended Capital Budget and capital programs as approved by the Director of the Division of Local Government Services, New Jersey Department of Community Affairs will be on file in the office of the Clerk and will be available for public inspection.

**SECTION 7.** The following additional matters are hereby determined, declared, recited and stated:

(a) The improvement or purpose described in Section 3 of this bond ordinance is not a current expense and is an improvement which the Township may lawfully undertake as a general improvement, and no part of the cost thereof has been or shall be specially assessed on property specially benefited thereby.

(b) The average period of usefulness of said improvement or purpose within the limitations of the Local Bond Law, according to the reasonable life thereof computed from the date of the said bonds authorized by this bond ordinance, is 30 years.



(c) The Supplemental Debt Statement required by the Local Bond Law has been duly made and filed in the Office of the Clerk of the Township and a complete executed duplicate thereof has been filed in the Office of the Director of the Division of Local Government Services, New Jersey Department of Community Affairs, and such statement shows that the gross debt of the Township as defined in the Local Bond Law is increased by the authorization of the bonds or notes provided for in this bond ordinance by \$1,460,000 and the said bonds or notes authorized by this bond ordinance will be within all debt limitations prescribed by said Local Bond Law.

(d) An aggregate amount not exceeding \$350,000 for items of expense listed in and permitted under section 20 of the Local Bond Law is included in the estimated cost indicated herein for the purpose or improvement hereinbefore described.

**SECTION 8.** The full faith and credit of the Township are hereby pledged to the punctual payment of the principal of and the interest on the bonds or notes authorized by this bond ordinance. The bonds or notes shall be direct, unlimited obligations of the Township, and the Township shall be obligated to levy *ad valorem* taxes upon all the taxable real property within the Township for the payment of the bonds or notes and the interest thereon without limitation as to rate or amount.

**SECTION 9.** The Township reasonably expects to reimburse any expenditures toward the costs of the improvement or purpose described in Section 3 of this bond ordinance and paid prior to the issuance of any bonds or notes authorized by this bond ordinance with the proceeds of such bonds or notes. No

funds from sources other than the bonds or notes authorized herein have been or are reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside by the Township, or any member of the same "Controlled Group" as the Township, within the meaning of Treasury Regulation Section 1.150-1(e), pursuant to its budget or financial policies with respect to any expenditures to be reimbursed. This Section 10 is intended to be and hereby is a declaration of the Township's official intent to reimburse any expenditures toward the costs of the improvement or purpose described in Section 3 hereof to be incurred and paid prior to the issuance of bonds or notes authorized herein in accordance with Treasury Regulation Section 1.150-2, and no further action (or inaction) will be an abusive arbitrage device in accordance with Treasury Regulation Section 1.148-10 to avoid the arbitrage yield restrictions or arbitrage rebate requirements under section 148 of the Internal Revenue Code of 1986, as amended (the "Code"). The proceeds of any bonds or notes authorized herein used to reimburse the Township for any expenditures toward the costs of the improvement or purpose described in Section 3 hereof will not be used directly or indirectly (i) to "refund" an issue of governmental obligations within the meaning of Treasury Regulation Section 1.150-1(d), (ii) to create, within one year, following the reimbursement of any expenditures of bond proceeds "replacement proceeds", within the meaning of Treasury Regulation Section 1.148-1 of the bonds, or any other bond issue, or (iii) to reimburse the Township for any expenditure or payment that was originally paid with the proceeds of any obligation of the Township (other than borrowing by the Township from one of its own funds or the funds of a member of the same

“Controlled Group” within the meaning of Treasury Regulation Section 1.150-1(e)). The bonds or notes authorized herein to reimburse the Township for any expenditures toward the costs of the improvement or purpose described in Section 3 hereof will be issued in an amount not to exceed \$1,460,000. The costs to be reimbursed with the proceeds of the bonds or notes authorized herein will be “capital expenditures” in accordance with the meaning of section 150 of the Code and Treasury Regulation Section 1.150-1. This provision will take effect immediately, but will be of no effect with regard to expenditures for costs paid outside the permitted reimbursement period set forth in Treasury Regulation Section 1.150-2(d)(2).

**SECTION 10.** The Township covenants to maintain the exclusion from gross income under section 103(a) of the Code of the interest on all bonds and notes issued under this ordinance.

**SECTION 11.** This bond ordinance shall take effect twenty (20) days after the first publication thereof after final adoption as provided by the Local Bond Law.

**ADOPTED ON FIRST READING**  
**DATED: November 13, 2013**

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**MICHELE BOBROWSKI,**  
**Clerk of the Township of Alexandria**

**ADOPTED ON SECOND READING**  
**DATED: December 2, 2013**

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**MICHELE BOBROWSKI,**  
**Clerk of the Township of Alexandria**

**NEW BUSINESS:**

- **RESOLUTION 2013-079 OF THE TOWNSHIP OF ALEXANDRIA TOWNSHIP, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING ALEXANDRIA TOWNSHIP TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH, AND COMMIT \$100,000 TO AND FOR ADTI HOUSING CORP/ALTERNATIVES, INC. TO ACQUIRE AND DEVELOP BLOCK 18, LOT 9.06, 46 KAPPUS ROAD AS A SPECIAL NEEDS HOUSING GROUP HOME FOR AT LEAST FOUR PERSONS –**

Comm. Abraham made a motion, seconded by Comm. Swift to approve Resolution 2013-079 based on Township Attorney Dragan's revisions. **Roll Call: Comm. Swift, yes; Comm. Abraham, yes; and Mayor Plumer, yes.**

**RESOLUTION 2013-079 OF THE TOWNSHIP OF ALEXANDRIA TOWNSHIP, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AUTHORIZING ALEXANDRIA TOWNSHIP TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH, AND COMMIT \$100,000 TO AND FOR ADTI HOUSING CORP/ALTERNATIVES, INC. TO ACQUIRE AND DEVELOP BLOCK 18, LOT 9.06, 46 KAPPUS ROAD AS A SPECIAL NEEDS HOUSING GROUP HOME FOR AT LEAST FOUR PERSONS**

WHEREAS, ADTI Housing Corp/Alternatives, Inc. has expressed a willingness and desire to develop a group home for four persons with special needs at Block 18, Lot 9.06, known as 46 Kappus Road in Alexandria Township (hereinafter referred to as 46 Kappus Road) to be financed through the NJ Housing and Mortgage Finance Agency (NJHMFA) Special Needs Housing Partnership Program, which requires local funding in the partnership; and

WHEREAS, Alexandria Township has expressed its desire and willingness to participate in the partnership with ADTI Housing Corp/Alternatives, Inc. and to provide a local contribution to the 46 Kappus Road project; and

WHEREAS, ADTI Housing Corp/Alternatives, Inc. has entered into a contract to purchase 46 Kappus Road and has applied to NJHMFA for Special Needs Partnership Program funding and is currently awaiting a funding commitment from NJHMFA for the project; and

WHEREAS, the ADTI Housing Corp/Alternatives Inc. contract to purchase 46 Kappus Road identifies a closing date in December 2013 and NJHMFA funding commitment is not possible until such time as local funds may be identified in a dedicated municipal bank account for the proposed project; and

WHEREAS, ADTI Housing Corp/Alternatives, Inc. Board of Trustees (the "Board") has indicated a willingness for ADTI Housing Corp/Alternatives, Inc. to provide bridge

financing to purchase 46 Kappus Road in accordance with the contract closing date of December 2013, and has requested that Alexandria Township consent to enter into a memorandum of understanding that the Township to provide \$100,000 in funding for the partnership project upon satisfaction of contingencies identified by the Township; and

WHEREAS, Alexandria Township has identified the following contingencies for its participation in the 46 Kappus Road Special Needs Housing Program Project:

1. Conversion and use of 46 Kappus Road as a four (4) bedroom resident home for adults with developmental disabilities;
2. The Township's successful adoption of the necessary funding ordinances for the project;
3. Amendment to the Township's Fair Share Plan to include the four (4) Bedroom resident home, as may be consistent with State regulations for affordable housing credit from the NJ Council on Affordable Housing or its successor agency; and
4. A filed deed restriction on 46 Kappus Road, from ADTI Housing Corp/Alternatives, Inc., its successors and/or assigns, such deed restriction to restrict the property for affordable housing purposes, for a minimum of thirty years, or as may be provided, in accordance with the N.J. Council on Affordable Housing rules, NJHMFA Uniform Housing Affordability Controls, the New Jersey Housing Mortgage and Finance Agency's Special Needs Housing Loan Partnership Program's rules and regulations or a lesser term than 30-years as may be provided through an operating contract with the NJ Department of Human Services, Division of Developmental Disabilities.

NOW, THEREFORE, BE IT RESOLVED, by the Alexandria Township Committee, that the Mayor and Township Clerk are hereby authorized to enter into a memorandum of understanding with the Board of ADTI Housing Corp/Alternatives, Inc., which memorandum of understanding will state that Alexandria Township shall provide \$100,000 in local funds appropriated by the Township for the 46 Kappus Road Special Needs Housing Partnership Project upon satisfaction of the four (4) contingencies noted above and such funding shall be provided 45 - 60 days following satisfaction of the four (4) contingencies.

ATTEST:

I herein certify that the foregoing resolution was duly adopted by the Alexandria Township Committee at a meeting held on December 2, 2013.

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Michele Bobrowski, RMC

Date: \_\_\_\_\_

**ANNOUNCEMENTS / CORRESPONDENCE:**

- Girl Scout Troop 1308 is having a wreath sale and are taking pre-orders!! The girls are selling high quality locally made wreaths, hand decorated with pine cones, balls, holly, and a deluxe hand crafted bow for \$30.00 each. If interested contact Laurie Kolpan at [ltkolpan@gmail.com](mailto:ltkolpan@gmail.com) with your name, phone, and address and number ordered. Delivery will be the weekend of December 6<sup>th</sup> and they will be delivered to you!
- The Del Val Cheerleaders & the US Marine Corps invite you to join them for “Snack with Santa” on Saturday, December 7, 2013. The event is from 11:00 AM to 1:00 PM in the Del Val HS cafeteria. Help less fortunate kids have a Merry Christmas! Do crafts with Del Val Cheerleaders and get your picture taken with Santa. Refreshments will be served. Admission: Unwrapped New Toy or \$10.00 per family. All toys and donations will be received by the Marine Corps for their “Toy for Tots” program.
- Hunterdon County Tricentennial Fundraiser Event to be held on December 7, 2013 from 5:00 PM to 9:00 PM. Paint with local artists, art sale by local artists and silent auction. Reserve your spot at <http://www.thepaintpartystudio.com>.

**COMMENTS FROM THE FLOOR:**

Bill Fritsche asked about a phone call he received at the airport from a gentleman soliciting ads for the “official” municipal newsletter he was assisting the Township with. The Municipal Clerk explained the new full color newsletter that she is working on with a magazine publisher. The cost of the newsletter will be free to the Township. The costs associated with the newsletter will be offset by advertisements sold to local businesses. The newsletter will replace the old documents that were mailed out to the residents in the past.

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**MOTION TO ADJOURN:**

Comm. Abraham made a motion, seconded by Comm. Swift to adjourn.

**Roll Call: Comm. Swift, yes; Comm. Abraham, yes; and Mayor Plumer, yes.**

The meeting adjourned at 9:18 PM.

**Respectfully Submitted:**

**Michele Bobrowski, Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of December 2, 2013, and certify that said Minutes were approved unanimously by the Township Committee on the 2nd day of January, 2014.

\_\_\_\_\_  
Paul Abraham, Mayor

Dated: \_\_\_\_\_